

P.5
DOC. # 5354
ADOPTED 10/25/90

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF PARCEL R-8B LOCATED IN CHARLESTOWN, CITY OF BOSTON, CHARLESTOWN URBAN RENEWAL AREA, MASS. PROJECT R-55.

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loans and capital grants with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State, and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of projects with federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, Thomas and Donna Hickey have expressed an interest and submitted a satisfactory proposal for the development of Disposition Parcel R-8B in the Charlestown Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment; and

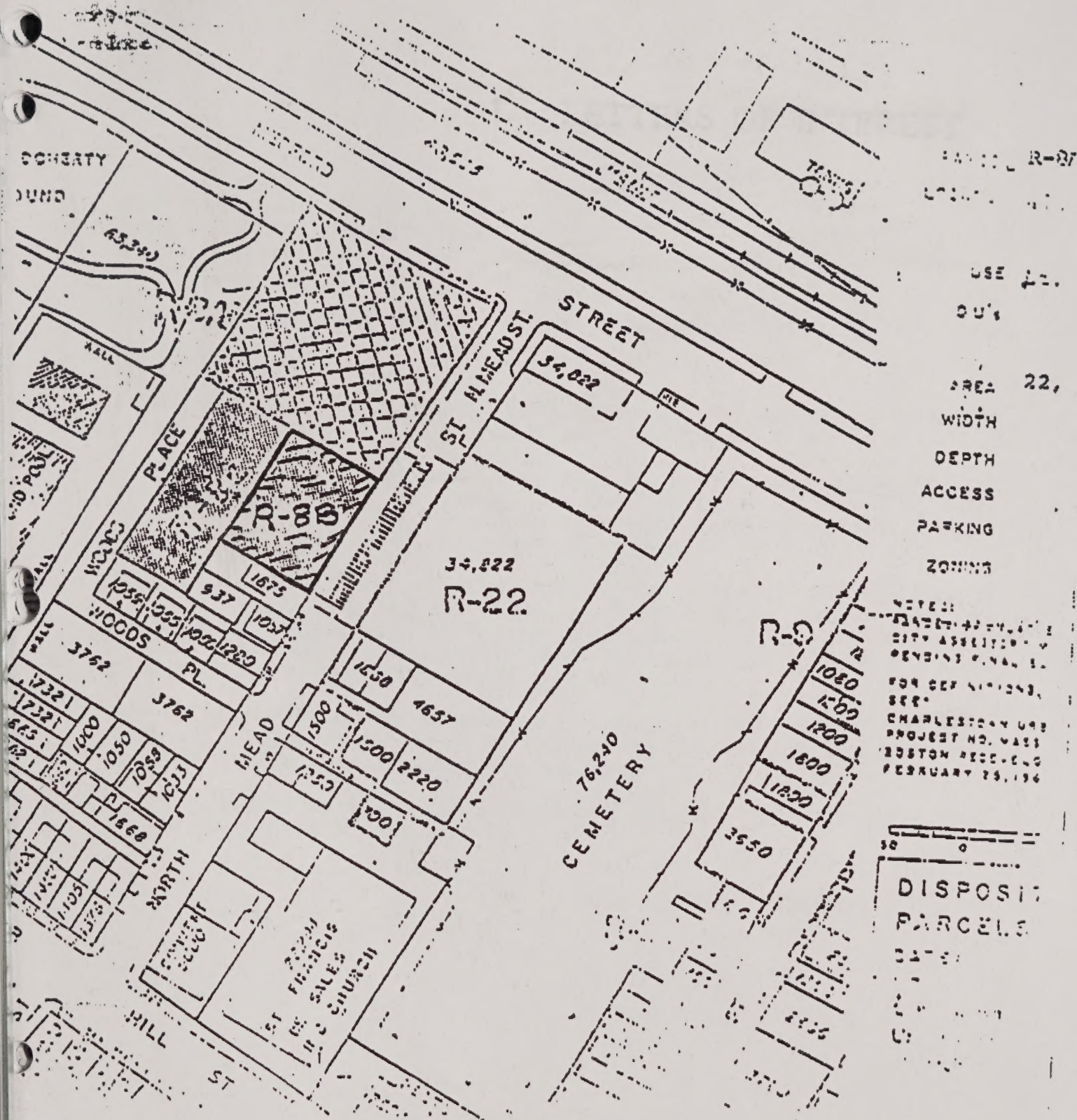
NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Thomas and Donna Hickey, 4 Ludlow Street, Charlestown be and hereby are Tentatively Designated as Redevelopers of Disposition Parcel R-8B, located in the Charlestown Urban Renewal Area, Charlestown, City of Boston, subject to:
 - (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
 - (b) Publication of all public disclosures and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
 - (c) Submission within Two Hundred and Seventy Days (270) in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and
 - (iii) Final Working Drawings and Specifications; and

(iv) Proposed development, construction and occupancy/rental schedules.

2. That disposal of said Parcel R-8B, Charlestown by negotiation is the appropriate method of making the land available for redevelopment.
3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment, and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
4. That the Redevelopers will convey a portion of Parcel R-8B that abuts a neighboring property to the abutter for use as open space at a price equal to the acquisition price per square foot paid by the Redevelopers to the Authority.
5. That the Redevelopers be and hereby are authorized to petition to the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.
6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).





I. LETTERS OF INTEREST

August 21, 1982

Mr. Thomas Doyle, Director
Boston Redevelopment Authority
1 City Hall Plaza
Boston, MA

RE: Development Proposal - Parcel 2-22, Charlestown

Dear Mr. Doyle:

As third generation lifelong residents of Charlestown, my wife and I are desirous to build a family home on Parcel 2-22.

The construction of a home that will meet the space needs of our family and allow us to remain in the community in which we were raised, further we will continue to reside with our family, career and friends which is very important to us.

As a licensed realtor, having worked for years in Charlestown, I have a great respect for the community as a whole, and in particular the character of any construction project. Consequently, we have discussed our home plan with our neighbors in spirit and have received with them throughout the process.

The ability for us to construct a beautiful home on Parcel 2-22 that will allow our family to reside in Charlestown for a fourth generation would be greatly appreciated.

Thank you for your consideration and if you have any questions please feel free to contact us.

Sincerely yours,

Thomas & Susan Mickey

August 28, 1990

Mr. Stephen Coyle, Director
Boston Redevelopment Authority
1 City Hall Plaza
Boston, MA

RE: Development Proposal - Parcel R-8B, Charlestown

Dear Mr. Coyle:

As third generation lifelong residents of Charlestown, my wife and I are desirous to build a family home on Parcel R-8B.

The construction of a home that will meet the space needs of our family and allow us to remain in the community in which we were raised. Further we will continue to reside near our family, church and friends which is very important to us.

As a licensed builder, having worked for years in Charlestown, I have a great respect for the community as a whole, and in particular the abutters in any construction project. Consequently, we have designed our house plan with the neighbors in mind and have consulted with them throughout the process.

The ability for us to construct a beautiful home on Parcel R-8B that will allow our family to remain in Charlestown for a fourth generation would be greatly appreciated.

Thank you for your consideration and if you have any questions please feel free to contact us.

Respectfully submitted,

Thomas & Donna Hickey

**Charlestown
Cooperative
Bank**

201 MAIN STREET
CHARLESTOWN, MASS 02129
TEL (617) 242-0380

August 28, 1990

Boston Redevelopment Authority
City Hall
Boston, MA 02201

Attention: Jim Sullivan

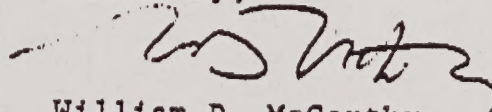
RE: Parcel R-8, Charlestown, MA

Dear Mr. Sullivan:

I have spoken to Thomas and Donna Hickey of Charlestown, MA about their acquisition of B.R.A. Parcel R-8 Charlestown, MA and building a single family house.

Charlestown Cooperative Bank would be interested in financing such a project. Please keep me informed of the progress in this matter. Thank you.

Sincerely,



William D. McCarthy
President

WDM/eaw

J. W. FRENCH ASSOCIATES, INC.
155 MASSACHUSETTS AVE. BOSTON, MA 02115
ARCHITECTS
617-267-6606

30 August 1990

Mr. Stephen Coyle, Director
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA

Re: Development Proposal- Parcel R-8B, Charlestown

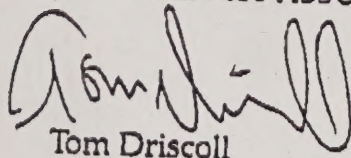
Dear Mr. Coyle:

J. W. FRENCH ASSOCIATES, INC. has been pleased at the opportunity to work with the Hickey's in preparing this proposal and would look forward to providing them the further required Architectural services. We have a significant number of residential projects completed in Charlestown and feel we have particular sympathy for the issues involved in development in this community.

Thank you.

Respectfully,

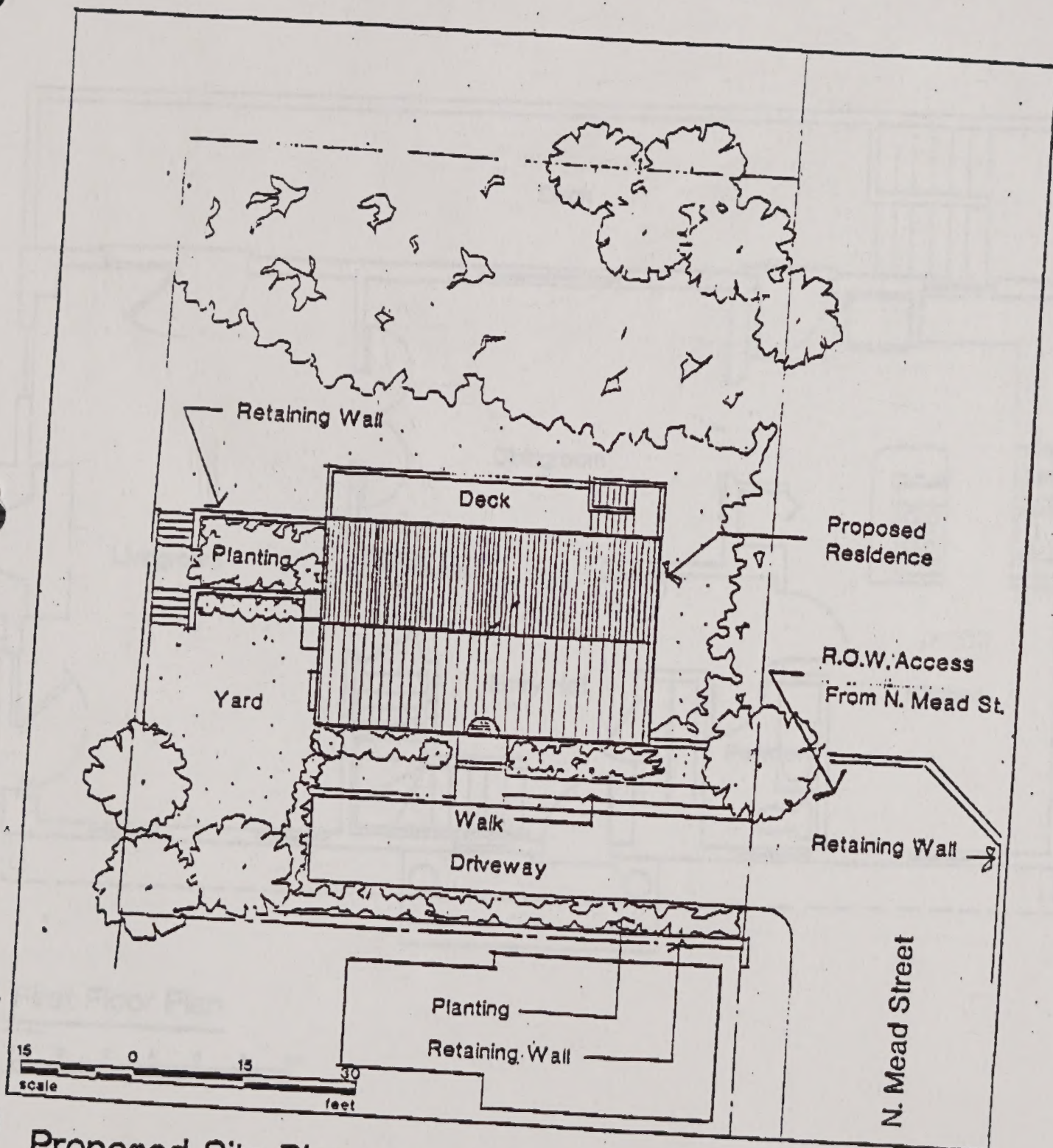
J. W. FRENCH ASSOCIATES, INC.



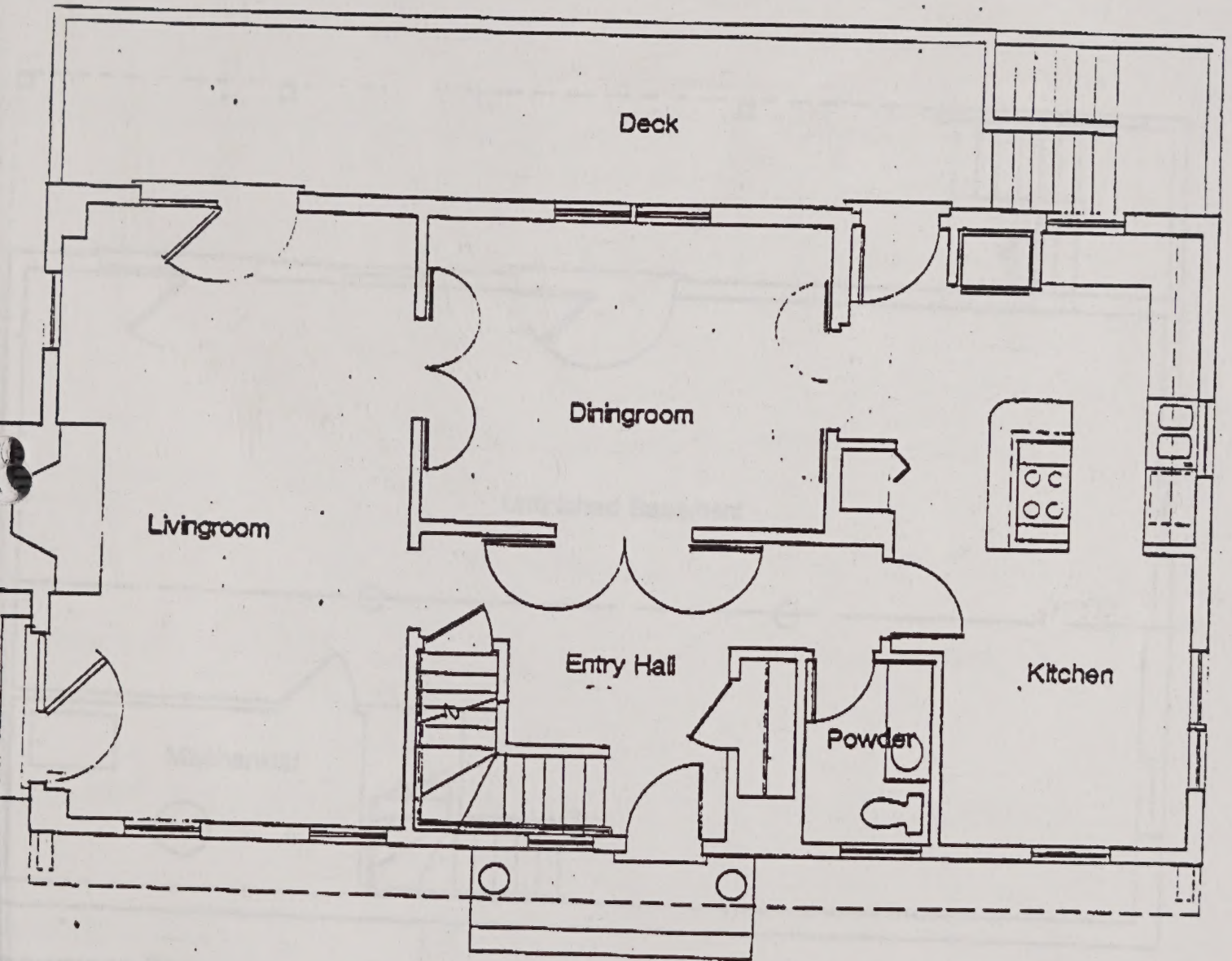
Tom Driscoll

TD/myl

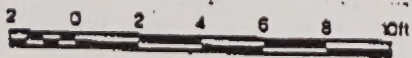
II. ARCHITECTURAL DRAWINGS

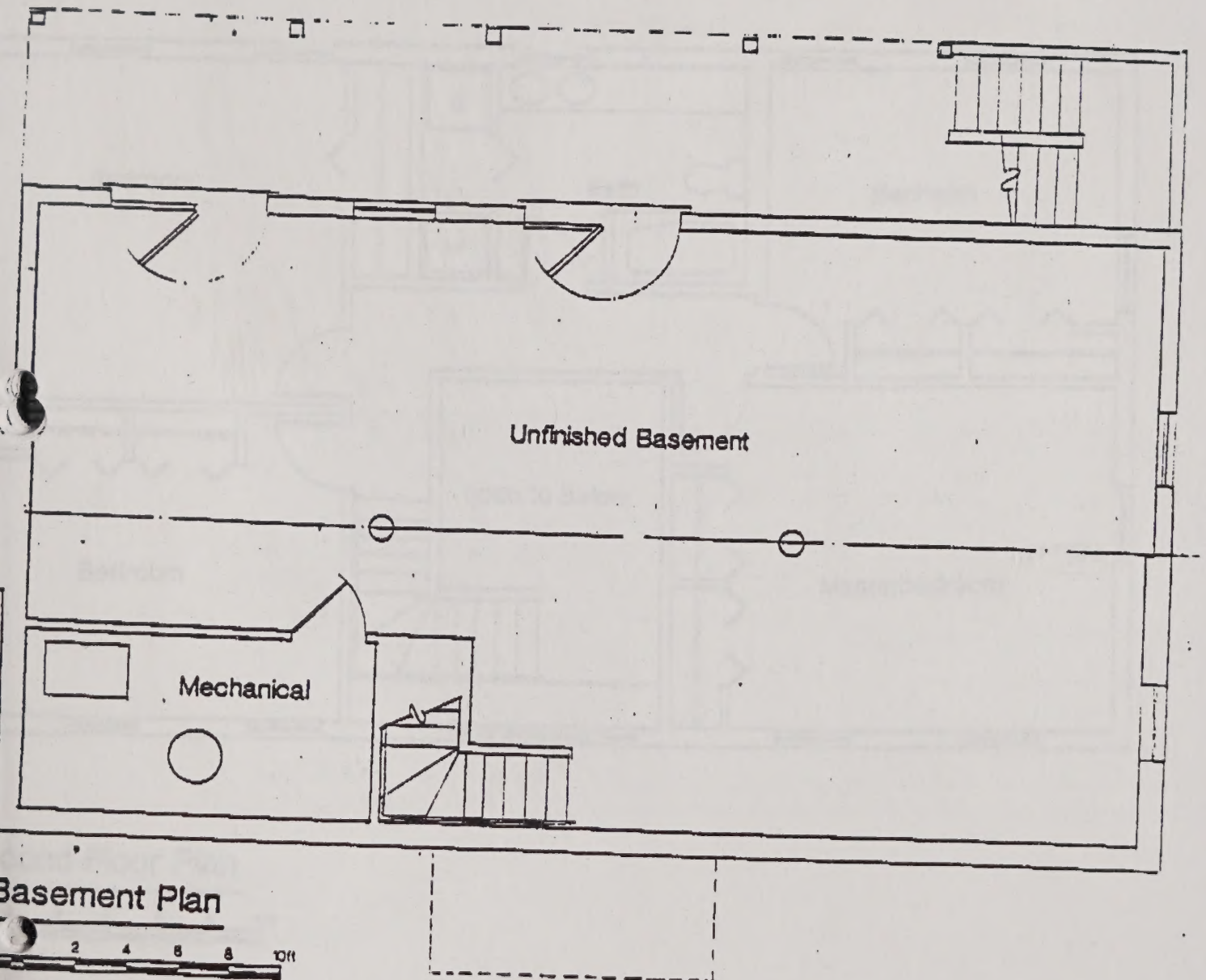


Proposed Site Plan

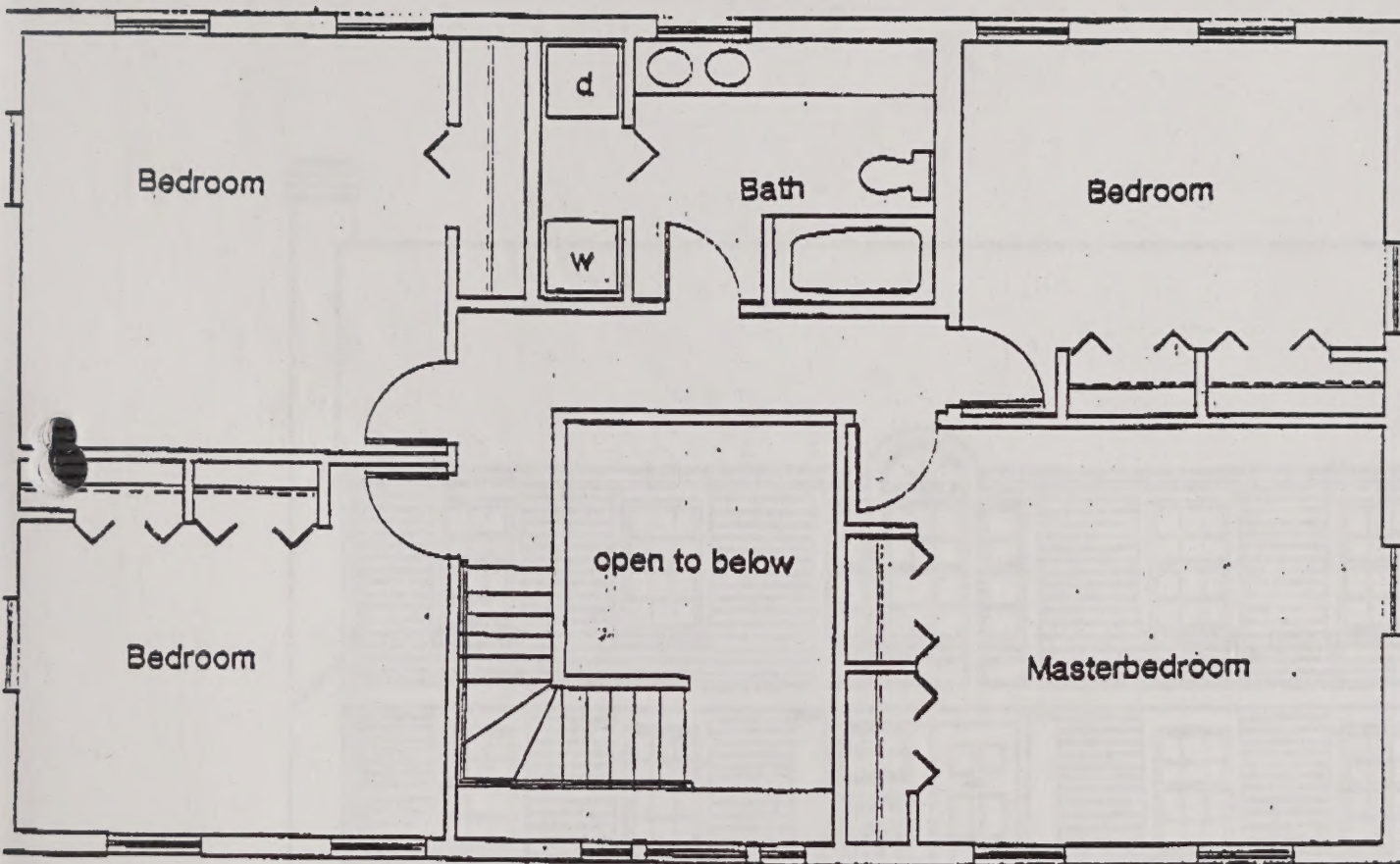


First Floor Plan



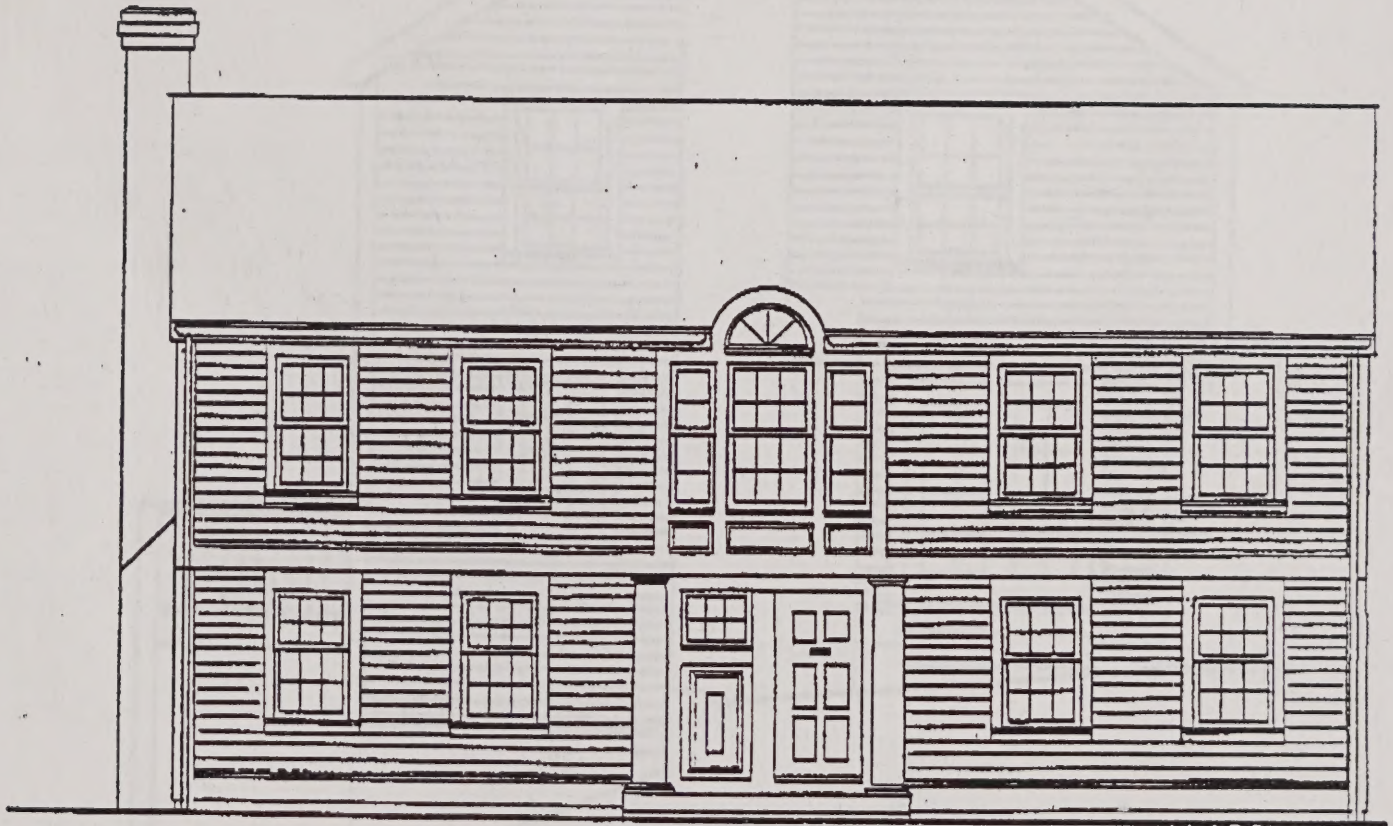


Basement Plan



Second Floor Plan



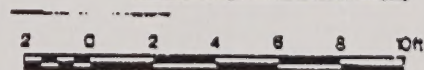


Front Elevation

2 0 2 4 6 8 10 ft

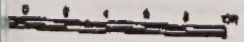


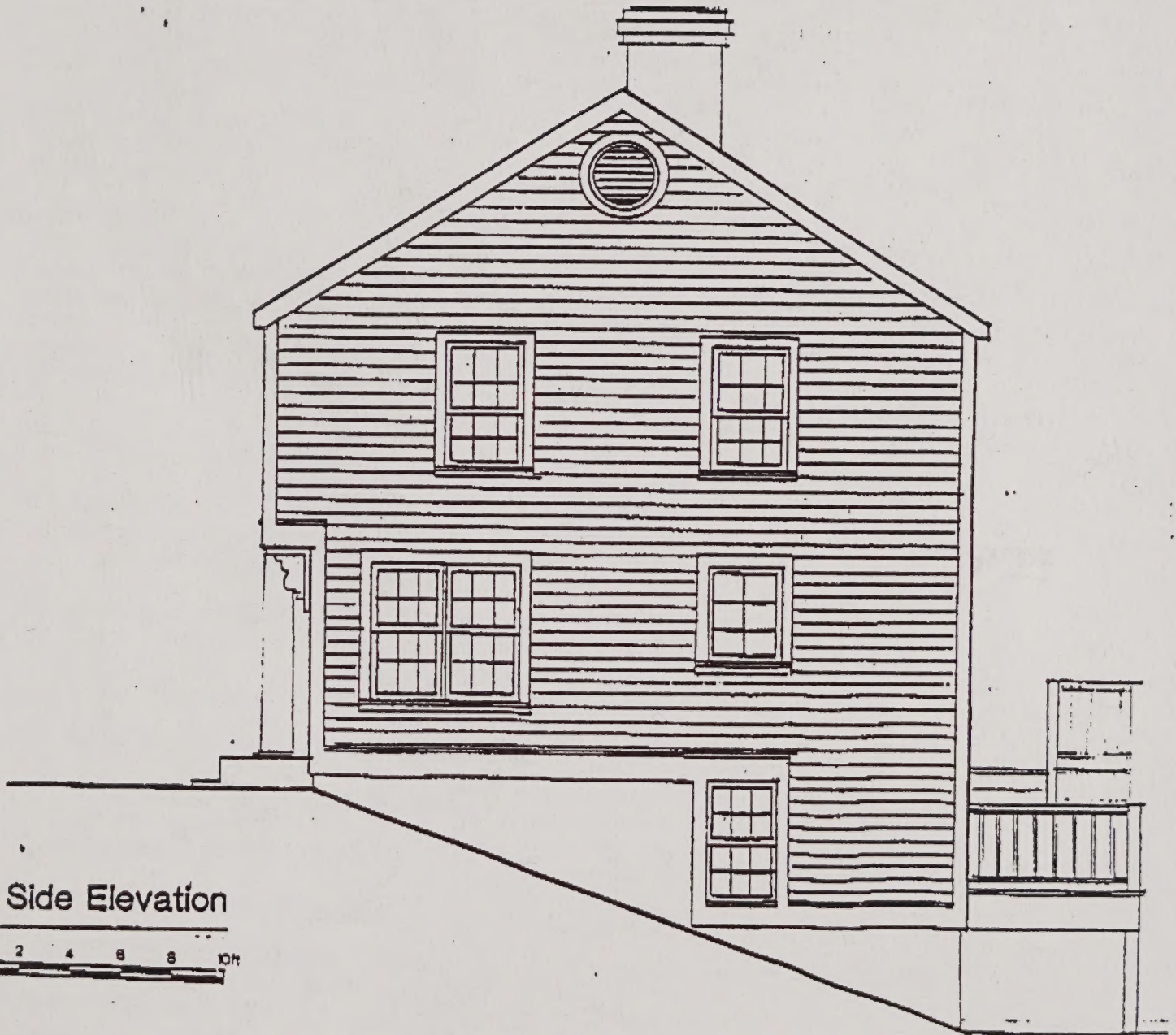
Side Elevation





rear Elevation





III. PRO FORUM

Project R-8B Date 8/28/90
 Developer THOMAS & DONNA HICKLEY Tel. #/Contact Person 241-7979

RESIDENTIAL CONDOMINIUM DEVELOPMENT PRO FORMA

(Estimates in 19__ Dollars)

(Provide phased information where necessary)

TOTAL HARD COSTS

Condominium Units (\$ _____ /GSF)	\$ <u>N/A</u>	\$ <u>145,000.-</u>
Unit Finishes (\$ _____ /GSF)	<u>125,400.-</u>	
Condominium Parking (\$ _____ /GSF)	<u>N/A</u>	
(# of spaces)		
Site Costs (\$ _____ /GSF)	<u>10,000.-</u>	
Premium Costs (\$ _____ /GSF)		
Other (specify)	<u>10,000.- (retaining walls)</u>	

TOTAL SOFT COSTS

Architect/Engineering	<u>3000.-</u>	\$ _____
Marketing/Brokerage/Advertising	<u>N/A</u>	
Developer's Fee	<u>N/A</u>	
Legal	<u>800.-</u>	
Permits & Fees (specify)		
Construction Period Costs	<u>1200.-</u>	
(_____ mos. @ _____ % on average balance of \$ <u>70,000.-</u>)	<u>7700.-</u>	
Financing Fees	<u>3300.-</u>	
Real Estate Taxes and Linkage during Construction (____ mos.)	<u>40.-</u>	

Sales Period Costs

Loan Interest	\$ _____
(_____ mos. @ _____ % on average balance of \$ _____)	
Sale Period Real Estate Taxes	_____
(_____ mos.)	
Sale Period Operating Expenses	_____
Other (specify)	_____
Other Related Costs (specify)	\$ _____

CONTINGENCY (5 % of \$ 150,000.-)

\$ _____

TOTAL CONDOMINIUM DEVELOPMENT COSTS

Soft Costs as % Hard Costs 10.5%
 Soft Costs as % TTC 9.9%

\$ 165,000.-

IV. DEVELOPER'S STATEMENT

DEVELOPER'S STATEMENT

1. Name of Developer: Thompson, George J. - Lewis, M. Henry
2. Name of the City: Portland, Oregon
3. The project is a residential development of 100 lots of 1/4 acre each, to be developed on land owned by the City of Portland.

Project Name: Portland Harbor Redevelopment

City of Portland, Oregon

Project No. 100

Project No. 100

DEVELOPER'S STATEMENT

1. Total cost of the proposed development: \$1,000,000
2. Cost of the proposed development: \$1,000,000
3. Total cost of the proposed development: \$1,000,000
4. Cost of the proposed development: \$1,000,000
5. If the proposed development is approved, the City of Portland will be required to provide the following: 1.000,000

Project No. 100

Project No. 100

Project No. 100

Project No. 100

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE

(Redevelopment or rehabilitation for any use by an individual or two persons as joint owners when the reuse value is under \$30,000)

REDEVELOPER AND LAND

1. a. Name of Redeveloper: THOMAS JR. - DONNA M. HICKEY
- b. Address and ZIP Code of Redeveloper: 4 LUDLOW ST. CHARLESTOWN, MA. 02129
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

BOSTON REDEVELOPMENT AUTHORITY
(Name of Local Public Agency)

CHARLESTOWN URBAN RENEWAL AREA
(Name of Urban Renewal or Redevelopment Planning Area)

in the City of BOSTON State of MASS.
 is described as follows:

PARCEL R-8B APPROX. 7505 S.F.

3. State the reuse value \$ 165,000.-

RESIDENTIAL REDEVELOPMENT OR REHABILITATION

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

a. Total cost of the residential redevelopment	\$	<u>165,000.-</u>
b. Cost per dwelling unit of the residential redevelopment	\$	<u>0</u>
c. Total cost of the residential rehabilitation	\$	<u>0</u>
d. Cost per dwelling unit of the residential rehabilitation	\$	<u>0</u>

2. a. If the proposed redevelopment or rehabilitation is for more than one dwelling unit, state the Redeveloper's estimate of the monthly rental (if to be rented) or average sale price (if to be sold) of the dwelling units involved:

TYPE AND SIZE OF DWELLING UNIT

ESTIMATED
MONTHLY RENTAL
 \$

ESTIMATED
SALE PRICE
 \$

N/A

space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred under the appropriate numbered item on the form.
 by convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description metes and bounds or other technical description is acceptable, but not required.

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(Redevelopment or rehabilitation for any use by an individual or two persons as joint owners when the reuse value is under \$30,000)

(For confidential official use of the Local Public Agency and the Department of Housing and Urban Development.
Do Not Transmit to HUD Unless Requested.)

1. a. Name of Redeveloper: THOMAS - DONNA M. Hickey
b. Address and ZIP Code of Redeveloper: 4 LUDLOW ST. CHARLESTOWN, MA. 02129

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

BOSTON REDEVELOPMENT AUTHORITY
(Name of Local Public Agency)

in CHARLESTOWN MASS. PROJECT R-55
(Name of Urban Renewal or Redevelopment Project Area)

in the City of BOSTON, State of MASS.
is described as follows:

R-8B

3. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

CHARLESTOWN CO-OPERATIVE BANK

4. Sources and amount of cash available to the Redeveloper to meet equity requirements of the proposed undertaking, and creditors of the Redeveloper:

a. In banks:

NAME, ADDRESS AND ZIP CODE OF BANK

AMOUNT

CHARLESTOWN CO-OPERATIVE
250 MAIN ST.
CHARLESTOWN

\$ 15,000.-

b. By loans from other:

NAME, ADDRESS AND ZIP CODE OF SOURCE

AMOUNT

\$

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

MORTGAGES OR LIENS

SINGLE FAMILY HOUSE

\$ 175,000.-

\$

d. List of creditors to whom \$100 or more is owed

AMOUNT OWED

CHARLESTOWN CO-OP BANK
BANK of BOSTON

Mortgage
Master CARD

\$ 15,300.-

625.-

Names, addresses and ZIP Codes of bank references.

CHARLESTOWN Co-op 250 MAIN ST. CHARLESTOWN, MA. 02129
 NEW WORLD BANK BUNKER HILL MALL CHARLESTOWN, MA. 02129

6. Has the Redeveloper been adjudged bankrupt, either voluntary or involuntary, within the past 10 years?

If Yes, give date, place, and under what name.

☐ YES

☒ NO

7. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made, or any officer or employee of the Local Public Agency, who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal?

☐ YES

☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal?

☐ YES

☒ NO

If Yes, explain.

CERTIFICATION

I (We) THOMAS & DONNA M. HICKY

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: August 28, 1990

Dated: August 28, 1990

Thomas M. Hicky
 Signature

Donna M. Hicky
 Signature

Title

Title

4 Lullaw St. Charlestown MA
 Address and ZIP Code

4 Lullaw Street Charlestown MA. 02129
 Address and ZIP Code

If the Redeveloper consists of two or more persons jointly (including tenants by the entirety), this statement must be signed by each of them.

Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement, or entry in a matter within the jurisdiction of any Department of the United States.

DEVELOPER'S STATEMENT OF QUALIFICATIONS
AND FINANCIAL RESPONSIBILITY (FORM 2)

1. Name and address of developer: THOMAS - DONNA H. HICKER
4 LUDLOW ST. CHARLESTOWN, MA. 02129

2. Is the developer or any other member of the joint venture a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms.

Yes: _____ No: ☒

If yes, explain: _____

3a. The financial condition of the developer, as of N/A is as reflected in the attached financial statement.

NOTE: Attach to this statement a financial statement FOR EACH GENERAL PARTNER showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old. These statements will be held in strict confidence.

3b. Name and address of auditor or public accountant who performed audit on which said financial statement is based.

N/A

4. If funds for the development of the project are to be from sources other than the developer's own funds, please state the developer's plan for financing the acquisition and development of the project:

N/A

5. Sources and amount of cash available to developer to meet up-front costs of the proposed undertaking:

a. In banks:

Name, address, and zip code of bank

Amount

CHARLESTOWN CO-OP. CHARLESTOWN 02129

\$ 25,000.-

NEW WORLD BANK CHARLESTOWN 02129

b. By loans from affiliated or associated corporations of firms:

Name, address and zip code of source

Amount

N/A

\$ - 0 -

c. By sale of readily salable asset

Description

Market Value

Mortgage or Liens

\$ 175,000.-

\$ 15,000.-

6. Name and addresses of bank references:

CHARLESTOWN CO-OP. 250 MAIN ST. CHARLESTOWN 02129

NEW WORLD BANK BUNGER HILL MALL CHARLESTOWN 02129

7. Has the developer or (if any) the corporation, or any subsidiary or affiliated corporation of the developer or said parent corporation, or any of the developer's officers or principal members, shareholders or investors, or other interested parties been adjudged bankrupt, either voluntary or involuntary, within the past ten years?

Yes: _____ No: ☒

If yes, give the date, place and under what name.

- 8a. Undertakings, comparable to the proposed development work, which have been completed by the developer, including identification and brief description of each project and date of completion:

<u>SINGLE FAMILY</u>	<u>36 BELMONT ST. CHAS'N.</u>	<u>11/88</u>
<u>SINGLE FAMILY</u>	<u>74 TREMONT ST. CHAS'N</u>	<u>4/90</u>
<u>THREE FAMILY</u>	<u>43 BELMONT ST. CHAS'N</u>	<u>2/90</u>

- 8b. If the developer or any of the principals of the developer has ever been an employee in a supervisory capacity for a construction contractor or builder or undertaking comparable to the proposed development work, name of such employee, name and address of employer, title of position, and brief description of work:

<u>THOMAS M. HICKEY</u>	<u>GENERAL CONTRACTOR</u>
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9. If the developer or a parent corporation, a subsidiary, an affiliate, or a principal of the developer is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

<u>THOMAS M. HICKEY JR.</u>
<u>4 LUDLOW ST.</u>
<u>CHARLESTOWN, MA. 02129</u>

- b. Has such contractor or builder within the last ten years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract:

Yes: No: ✓

If yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years:

\$ 450,000. -

General description of such work:

CONSTRUCTION OF SINGLE & MULTI FAMILY
HOUSING

- d. Construction contractors or developments now being performed by such contractor or builder:

Identification of
Contract or Development
and Location

Amount

Date to be
Completed

\$ _____

- e. Outstanding construction contract bids of such contractor or bidder:

N/A

Awarding Agency

Amount

Date Opened

10. Brief statement respecting equipment, experience, financial capability, and other resources available to such contractor or builder for the performance of the work involved in the development of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

N/A

11. Statement and other evidence of the developer's qualifications and financial responsibility (other than the financial statement referred to in Item (3) are attached hereto and hereby made a part hereof as follows: _

N/A

12. If the developer, any employee of the developer or any party holding a financial interest in the development is now a City of Boston employee or has been at any time in the year preceding this date, please list the person(s)'s name, position held, or financial interest in the development entity, City of Boston position, and if not currently employed by the City, the last date of City employment.

N/A

13. List the address(es) of all other properties that the owner(s) or principals of the proposed project owns in the City of Boston:

N/A

CERTIFICATION

I/We, THOMAS F DONNA M. HICKEY, certify that this Developer's Statement of Qualifications and Financial Responsibility and the attached evidence of the developers qualifications and financial responsibility, including financial statements, are true and correct to the best of my/our knowledge and belief.

August 28, 1990
Dated

Thomas F. Hickey
Signature

August 28, 1990
Dated

Donna M. Hickey
Signature

Address and Zip Code

4 Ludlow Street
Charlestown, Mass. 02129

Address and Zip Code

4 Ludlow Street
Charlestown, Mass. 02129

DISCLOSURE STATEMENT

Any person submitting a development proposal to the City of Boston must truthfully complete this statement and submit it prior to being formally designated for any project.

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?

N/A

2. Are any of the principals employed by the City of Boston? If so, in what capacity. (Please include name of agency or department and position held in that agency or department).

N/A

3. Have any of the principals previously owned any real estate? If so, where and what type of property?

N/A

4. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?

N/A

5. Have any of the principals ever been convicted of any arson related crimes currently under indictment for any such crimes?

N/A

6. Have any of the principals been convicted of violating any law, code, ordinance regarding conditions of human habitation within the last three (3) years?

N/A

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY THIS

20th Day of August, 1990

SIGNATURE:

Donna M. Healey Thomas L. Healey

ADDRESS:

4 Sullivan Street
Charlestown, Mass. 02129

DISCLOSURE STATEMENT CONCERNING BENEFICIAL
INTEREST REQUIRED BY SECTION 40J OF
CHAPTER 7 OF THE GENERAL LAWS

- (1) Location: PARCEL R-8B 26 No. MEAD ST. CHARLESTOWN
- (2) Grantor or Lessor: _____
- (3) Grantee or Lessee: _____
- (4) I hereby state, under the penalties of perjury, that the true names and addresses of all persons who have or will have a direct or indirect beneficial interest (including the amount of their beneficial interest accurate to within one-half percent) in the above-listed property are listed below in compliance with the provisions of Section 40J of Chapter 7 (see attached Statute).

NAME AND RESIDENCE OF ALL PERSONS WITH SAID BENEFICIAL INTEREST:

<u>NAME</u>	<u>ADDRESS</u>	<u>PERCENTAGE INTEREST</u>
THOMAS M. Hickey Jr.	4 LUDLOW ST. CHARLESTOWN	100% }
DONNA M. Hickey	" "	

- (5) The undersigned also acknowledged and states that none of the above-listed individuals is an official elected to public office in the Commonwealth of Massachusetts, nor is an employee of the State Department of Capital Planning and Operations.

SIGNED under the penalties of perjury.

Signature: Thomas M. Hickey Jr.

Date: 8/28/90

7:40I.

EXECUTIVE OFFICE.

[CHAP. 7.]

7:40J. Disclosure Statements Filed with Deputy Commissioner.

Section 40J. No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the deputy commissioner of capital planning and operation. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation.

A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.

Any official elected to public office in the commonwealth, or any employee of the division of capital planning and operations disclosing beneficial interest in real property pursuant to this section, shall identify his/her position as part of the disclosure statement. The deputy commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.

The deputy commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: PAUL BARRETT, ASSISTANT DIRECTOR
ROBERT RUSH, DEPUTY DIRECTOR
JAMES SULLIVAN, PROJECT MANAGER
HARBOR PLANNING AND DEVELOPMENT

SUBJECT: PARCEL R-8B, CHARLESTOWN URBAN RENEWAL AREA
MASS PROJECT R-55, 26-30 NORTH MEAD STREET, CHARLESTOWN
TENTATIVE DESIGNATION OF REDEVELOPER

EXECUTIVE

SUMMARY: MEMORANDUM REQUESTS TENTATIVE DESIGNATION OF THOMAS AND DONNA HICKEY AS REDEVELOPERS OF PARCEL R-8B, A VACANT 7,505 SQUARE FOOT PARCEL, LOCATED AT 26-30 NORTH MEAD STREET IN THE CHARLESTOWN URBAN RENEWAL AREA.

On April 3, 1990 the Boston Redevelopment Authority Board authorized advertisement of Parcel R-8B, a vacant 7,505 square foot parcel, located at 26-30 North Mead Street in the Charlestown Urban Renewal Area. The parcel was advertised in the Boston Herald and the Charlestown Patriot on August 4, 1990 and August 10, 1990 respectively.

The intent of Request for Proposals (RFP) was to create a homeownership opportunity for a Boston resident and to meet the community's objectives for open space. The design guidelines included in the RFP for Parcel R-8B are as follows:

- o Design of the dwelling cannot exceed the height restriction mandated by the Charlestown Urban Renewal Plan,
- o Floor Area Ratio must not exceed 1.0,
- o The design must blend in with the surrounding dwellings in the neighborhood, and,
- o On site parking must be provided.

On August 31, 1990 the advertisement closed. Three proposals were submitted.

Authority staff have reviewed all proposals and found that Thomas and Donna Hickey have submitted a proposal which best meets the Authority's requirements and the terms of the Request for Proposals.

Thomas and Donna Hickey, lifelong residents of Charlestown, propose to build a two story, single family, modified colonial designed by J.W. French Associates, Inc. The proposed dwelling meets the height and floor area ratio requirements stated in the RFP. The design is in character with the surrounding dwellings in the neighborhood, and on-site parking is provided. The Charlestown Cooperative Bank has expressed an interest in financing the project.

In keeping with the community's objectives for open space, a portion of the parcel that abuts a neighboring property will be conveyed by the Redeveloper to the abutter for use as open space at a price equal to the acquisition price per square foot paid by the Redeveloper to the Authority.

Therefore, it is recommended that Thomas and Donna Hickey, 4 Ludlow Street, Charlestown be granted Tentative Designation as Redevelopers of Parcel R-8B, a 7,505 square foot parcel located at 26-30 North Mead Street in the Charlestown Urban Renewal Area.

AN APPROPRIATE RESOLUTION FOLLOWS: